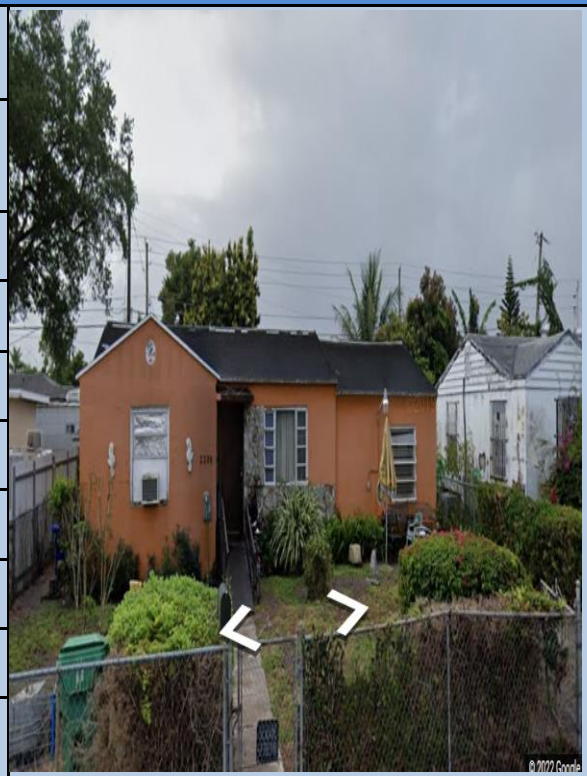


PROPERTY PURCHASE AT MIAMI-DADE AUCTION-SALE AND COST/BENEFITS ANALYSIS

PROPERTY INFORMATION

OWNER'S NAME	BETTY NELMS
PROPERTY ADDRESS	2238 NW 81 TER MIAMI 33147
FOLIO #	30-3110-027-0150
FORECLOSURE CASE #	2019-009767-CA-01
SALE DATE	7/5/2022
LIVING AREA	800
LOT AREA	5,280
LAYOUT	2/1
MAP	https://goo.gl/maps/aw1HgJiMhBEgM78N8
COMMUNITY/COMPLEX	WEST LITTLE RIVER



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$226,500.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$221,283.68	MARKET VALUE	\$320,000.00
RENT AMOUNT	\$1,500.00	MONTHLY HOA	\$0.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$4,530.00	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 6%	\$13,590.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$15X SQ FT	\$12,000.00	TOTAL COSTS	\$30,120.00

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$256,620.00	PROFIT	\$63,380.00
PORCENTUAL PROFIT	24.70%		

COMMENTS

This 800 square foot single family home has 2 bedrooms and 1.0 bathrooms. This home is located at 2238 NW 81st Ter, Miami, FL 33147.

NO LIENS WITH THE CITY HAVE BEEN FOUND, IF ANY, SUCH AMOUNT, IT IS SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS.